



Westfield–Washington Township Advisory Plan Commission
Minutes of the August 19, 2019 APC Meeting
Presented for approval: September 3, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 19, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: All present.

City Staff Present: Kevin Todd, Senior Planner; Pam Howard, Senior Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES

August 5, 2019 Minutes tabled until September 3, 2019 APC meeting.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

1907-DDP-11

Northpoint Lot 2, Warehouse

2101 Bastian Court

BCNP, LLC requests Detailed Development Plan review of a 67,200 square warehouse on 6.11 acres +/- in the Northpoint PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

1908-DDP-13

Burger King (Monon Crossing)

819 E. State Road 32

Carrols Corporation requests Detailed Development Plan approval of a 3,344 square-foot restaurant on 1.33 acres +/- in the Monon Crossing PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Motion: Approve the Consent Agenda as written.

Motion: Woodard; Second: Willis. Motion passed. Vote: 9-0.

ITEMS OF BUSINESS

1907-PUD-17

Midtown at Westfield PUD

East side of U.S. 31, north and south of 191st Street

Henke Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning for approximately 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Graham recused himself and left the meeting at 7:02 p.m.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> / Economic and Community Development Department E-mail: community@westfield.in.gov

Howard overviewed this request for a change of zoning.

No commission comments.

Motion: Forward 1907-PUD-17, to the City Council with a favorable recommendation with the following condition:
Motion: Woodard; Second: Kelleher. Motion passed. Vote: 9-0.

PUBLIC HEARING ITEMS

No Public Hearing Items.

ITEMS CONTINUED TO A FUTURE MEETING

1908-PUD-22

Spring Mill Centre PUD

Northeast corner of SR 32 and Spring Mill Road

Zentz Consulting, LLC by Clark Quinn Law requests a change in zoning of 57 acres +/- from the EI: Enclosed Industrial, OI: Open Industrial and AG-SF1: Agriculture / Single-Family Rural District to the Spring Mill Centre PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

1908-ODP-13

1908-SPP-13

Spring Mill Station SWC Apartments

Southwest Corner of 161st Street and Spring Mill Road

CRG Residential, LLC requests Overall Development Plan and Primary Plat review of 3 Lots, 1 Block, and 1 Common Area on 34.24 acres +/- in the Spring Mill Station SWC PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1908-PUD-20

The Landings at Village Farms

14851 Oak Ridge Road

Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC requests a change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Landings at Village Farms PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

1908-PUD-21

Orchard View of Westfield

West side of Spring Mill Road, approximately 1,300 feet north of State Road 32

Arbor Homes requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1908-PUD-23

Alpha Tau PUD

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler, P.C. requests to rezone approximately 8.42 acres +/- from the EI: Enclosed Industrial District to the Alpha Tau PUD District

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

1907-ODP-11

1907-SPP-11

Alpha Tau Park, Lots 1-3

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

ITEMS WITHDRAWN BY PETITIONER

1904-PUD-05

[WITHDRAWN]

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Kelleher; Second: Willis. Motion passed. Vote: 8-0.

Meeting adjourned at 7:10 p.m.

Randell Graham, President

Andre Maue, Vice President

Kevin M. Todd, Secretary